

Green County, Missouri
Zoning Regulations; Article VI A0R Agricultural-Residence District
Contact: Kent Morris, Green County
(417)868-4005
Zoning Ordinance
Adopted: 1979
Revised: 1989

ARTICLE VI. A-R AGRICULTURAL - RESIDENCE DISTRICT

Statement of intent: This district is intended to preserve the predominant rural character of the land while allowing certain non-agricultural uses. The district allows for and regulates low density single family residential development for areas outside the residential development limits of the Greene County Comprehensive Plan which are not suited for agricultural use. The district imposes special regulations for areas which possess certain environmental and/or physical characteristics.

These characteristics include but are not limited to:

- (A) Recharge area for important springs
- (B) Faults and other areas of discrete groundwater recharge.
- (C) Caves and sinkholes.
- (D) Municipal watershed.
- (E) Forest cover.
- (F) Easily erodible soils.
- (G) Proximity to streams or lakes.

Section 1. Principal Permitted Uses

- (A) Single family detached dwellings.
- (B) Hunting and fishing, unless prohibited by other ordinances and laws
- (C) Agriculture, including customary agricultural structures, providing that any building in which farm animals are kept shall be located at least fifty (50) feet from all lot lines.
- (D) Group homes, if the maximum residential density does not exceed a total of ten (10) persons and located at least twenty-five (25) feet from all lot lines

- (E) Churches, schools and facilities and structures of cultural or public service type.
- (F) Private non-commercial recreational areas, including country clubs, swimming pools and golf courses, forest and wildlife preserves.
- (G) Private roads shall be so stated in the deeds and further stated that the private roads will not be accepted

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or maintained by Greene County in any district. Private roads shall have signs posted reading: "Greene County Maintenance Ends"

Section 2. Accessory Uses

- (A) Accessory uses, buildings and structures customarily incidental to the aforesaid permitted uses.
- (B) Living quarters of persons employed on the premises, not rented or otherwise used as a separate dwelling.
- (C) Home occupations as defined in Article I.
- (D) Temporary real estate and small announcement signs.
- (E) Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- (F) Swimming pool incidental to a single family dwelling.
- (G) Day care homes, if not more than six (6) children are kept.

Section 3. Conditional Uses Requiring Board Authorization

- (A) Public utility structures or uses, subject to the provisions set by the Board.
- (B) Cemeteries adjacent to or in extension of existing cemeteries, subject to the provisions set by the Board.
- (C) Day Care Group Homes, if not more than ten (10) children are kept.

Section 4. Specific Prohibitions

- (A) The filling or drainage of marsh or wetlands, removal of topsoil, stripping of natural vegetative cover, the creation of ponds or damming or relocating of any water course shall not

be permitted except with approval and authorization of the Board.

(B) Removal of trees, forests, woods or other significant stands of foliage and cover.

(C) Quarrying, mining or other excavation except as incidental to the construction of buildings to house permitted uses listed above.

(D) Removal of vegetative cover from easily erodible soils, or areas of greater than fifteen (15) percent slope.

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(E) Filling of sinkholes.

(F) Locating wastewater treatment systems closer than two hundred (200) feet from surface water or areas of discrete recharge to ground water sources. A minimum of one hundred (100) feet may be allowed if a corresponding increase in septic/lateral field capacity is provided.

Section 5. Special Provisions

(A) Location of wastewater treatment systems in those areas with environmental or physical constraints as described in the Statement of Intent of this Article shall only be installed after receiving approval from the Greene County Building Department and the Greene County Health Department

(B) Stricter requirements may be imposed for water and wastewater systems if the Commission finds it necessary for the protection of the public health, safety, and welfare. Alternate wastewater systems may be allowed in areas deemed inappropriate for conventional septic tank systems.

(C) Area requirements may be increased if the Commission finds it necessary for the protection of the public health, safety and welfare.

Section 6. Area and Height Measurements

	AREA	FRONTAGE	HEIGHT	FRONT YARD	SIDE YARD	REAR YARD
Individual Single family dwelling with individual well and approved on-site sewage system	3 Acres	150 ft.	2 ½ Story	40 ft.	25 ft.	50 ft.